



The Barn



The Barn Park Farm

Marston Magna, Somerset, BA22 8AX

A303 3.5 miles. Sherborne 4 miles. Yeovil 5.5 miles. Castle Cary 9 miles.

A beautifully presented five bedroom barn conversion set within glorious gardens and grounds, together with stable block, modern stone barn with potential and orchard/paddocks, in all approximately 1.63 acres. EPC Band D

- Five Bedroom Barn Conversion
- Beautiful Gardens and Grounds
- Stable Block and Tack Room
- Modern Stone Barn with Potential
- Orchard/Paddocks
- Further Land Available
- Easy Access to Sherborne
- Freehold
- Council Tax Band F

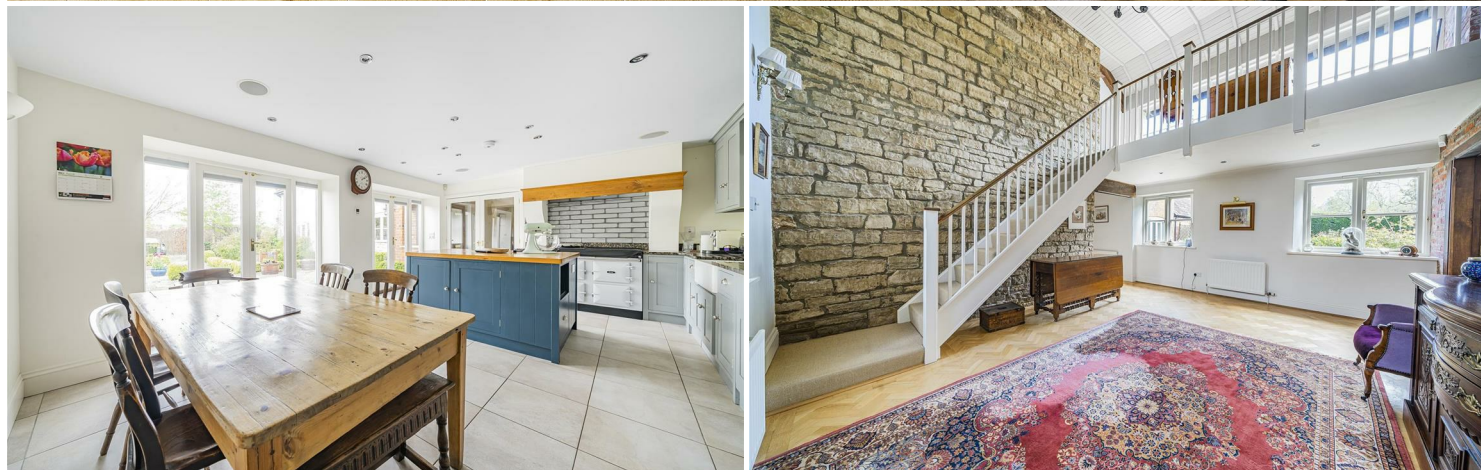
Guide Price £1,250,000

SITUATION

The Barn lies in a fine rural yet accessible location surrounded by open farmland and within a conservation area. The village of Marston Magna lies a short distance to the north and Sherborne being within 4 miles, where an excellent range of shopping, recreational and scholastic facilities can be found, together with the renowned Abbey and a mainline rail link to Exeter and London Waterloo. The A303 is also readily accessible being within approximately 3.5 miles north of the property.

DESCRIPTION

The Barn has been beautifully converted into a light and spacious home and is constructed principally of local stone with some brick exterior elevations and is contained beneath a clay tiled roof. The property is offered in excellent decorative order throughout and benefits from double glazed windows and oil fired central heating with underfloor heating in the kitchen and utility room. There is a superb kitchen which opens directly onto the professionally landscaped gardens to front together with three reception rooms, utility, boot room and cloakroom, all on the ground floor. On the first floor is a stunning galleried landing, five double bedrooms, one with an en suite, together with a family bathroom. The gardens have been beautifully landscaped surround the property together with an orchard/paddock with stabling and a useful modern stone outbuilding. In total the grounds extend to approximately 1.63 acres.



ACCOMMODATION

Tiled entrance porch with glazed door opening into the hallway with attractive parquet flooring, boiler cupboard housing the Grant boiler and adjoining cloakroom with low level WC and pedestal wash hand basin. Kitchen/breakfast room beautifully fitted and comprising 2 bowl ceramic sink with adjoining granite worktops with a range of floor and wall mounted cupboards and drawers, island unit with worktop and two pairs of glazed french doors to the garden. Integrated fridge, freezer and dishwasher, electric Aga with induction hob and hotplate together with three ovens and a warming oven. Tiled floor with electric underfloor heating. Boot room with tiled floor and stable door to rear. Adjoining utility room comprising Belfast sink with granite worktops with a range of floor and wall mounted cupboards and drawers. Range of bespoke floor to ceiling cupboards with integrated Miele electric oven and grill with space and plumbing for washing machine, fridge and freezer, tiled floor with underfloor heating. Within the heart of the house is a magnificent dining hall being double height with attractive parquet flooring, exposed brickwork on one wall and a magnificent staircase rising to a galleried landing. Fine views from two aspects and french doors leading into the sitting room with views from two aspects and glazed french doors to garden. Brick and stone fireplace with inset log burner, oak flooring and exposed brickwork to one wall.

Galleried landing with extensive glazing and an airing cupboard housing the pressurised hot water cylinder and slatted shelving. Principal bedroom with views from two aspects, fitted wardrobes with hanging rail and shelving, together with an en suite bathroom comprising; Heritage bathroom suite comprising bath, separate shower cubicle, vanity unit, with inset wash hand basin, low level WC and bidet, heated towel rail and tiled floor. Bedroom two with window overlooking the rear garden. Bedroom three with window overlooking the rear garden. Family bathroom with Heritage bathroom suite comprising bath, separate shower cubicle, vanity unit, with inset wash hand basin, low level WC and bidet, heated towel rail and tiled floor. Bedroom four with fitted wardrobes and window overlooking the front garden. Bedroom five with fitted wardrobe and window overlooking the front garden.

OUTSIDE

The Barn is approached over a initial shared drive which then opens onto a private drive flanked by brick pillars and a gravelled drive providing ample parking and turning. Small lawned garden with a selection of trees and concealed oil tank. From here a pathway leads to the front of the property with a beautifully landscaped courtyard garden which was designed by the renowned designer Bunny Guinness with Yew and Box hedging, various paved pathways with seating areas and an abundance of rose bushes. To the side and rear of the property are beautiful private gardens comprising sweeping lawns which are well hedged and walled giving much privacy together with two ponds, sun terrace with cold water tap and external lighting, along with various climbers to the rear elevation of the house. Private kitchen garden with two greenhouses, two garden sheds, number of raised beds, fruit trees including Crab Apple, Pear and Plum.

Beyond the garden is a stable block with overhang and concrete yard comprising two stables, tack room and a walk-through stable. Adjacent is a stone and brick barn, together with Yorkshire boarding and a zinc roof. It has a dirt floor, three openings and has potential for conversion subject to the necessary consents, but has a current uplift clause in place until Spring of 2031. Beyond is an orchard/paddock which is bounded by post and rail fencing and a fine selection of trees with walkway running through them, together with an abundance of Bluebells. In total the entire grounds extend to 1.63 acres.

SERVICES

Mains water and electricity are connected.

Private drainage system - Type, health and compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own specification.

Oil fired central heating.

Broadband Available: ADSL under 24 Mbps Ultrafast 100 - 999 Mbps, currently connected via Wessex

Mobile Available : EE, O2, THREE and VODAFONE

VIEWINGS

Strictly by appointment through the vendors selling agents, Stags, Yeovil Office. Telephone 01935 475000.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	60	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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